

Wyoming Capitol Square Project

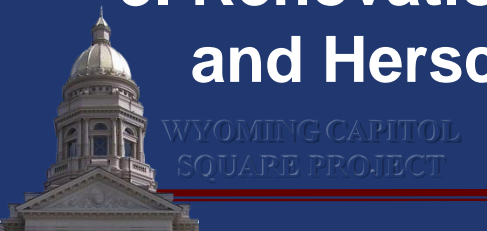


State of Wyoming Legislature

What is the Capitol Square Project?

The Wyoming Capitol Square project centers around the restoration and preservation of Wyoming's Capitol, which is a National Historic Landmark. The project has several components. We will focus on the following:

- 1. Rehabilitation and Restoration of the Capitol.**
- 2. Rehabilitation and expansion of the Herschler Building.**
- 3. Renovation of the space that connects the Capitol and Herschler Building.**



What are the Project Goals?

- 1. To address life-safety and building code issues.**
- 2. To invest in existing building needs and lessen the State's lease burden.**
- 3. To be a host to the residents of Wyoming for their direct and meaningful participation in their government, specifically regarding the creation of larger committee rooms.**

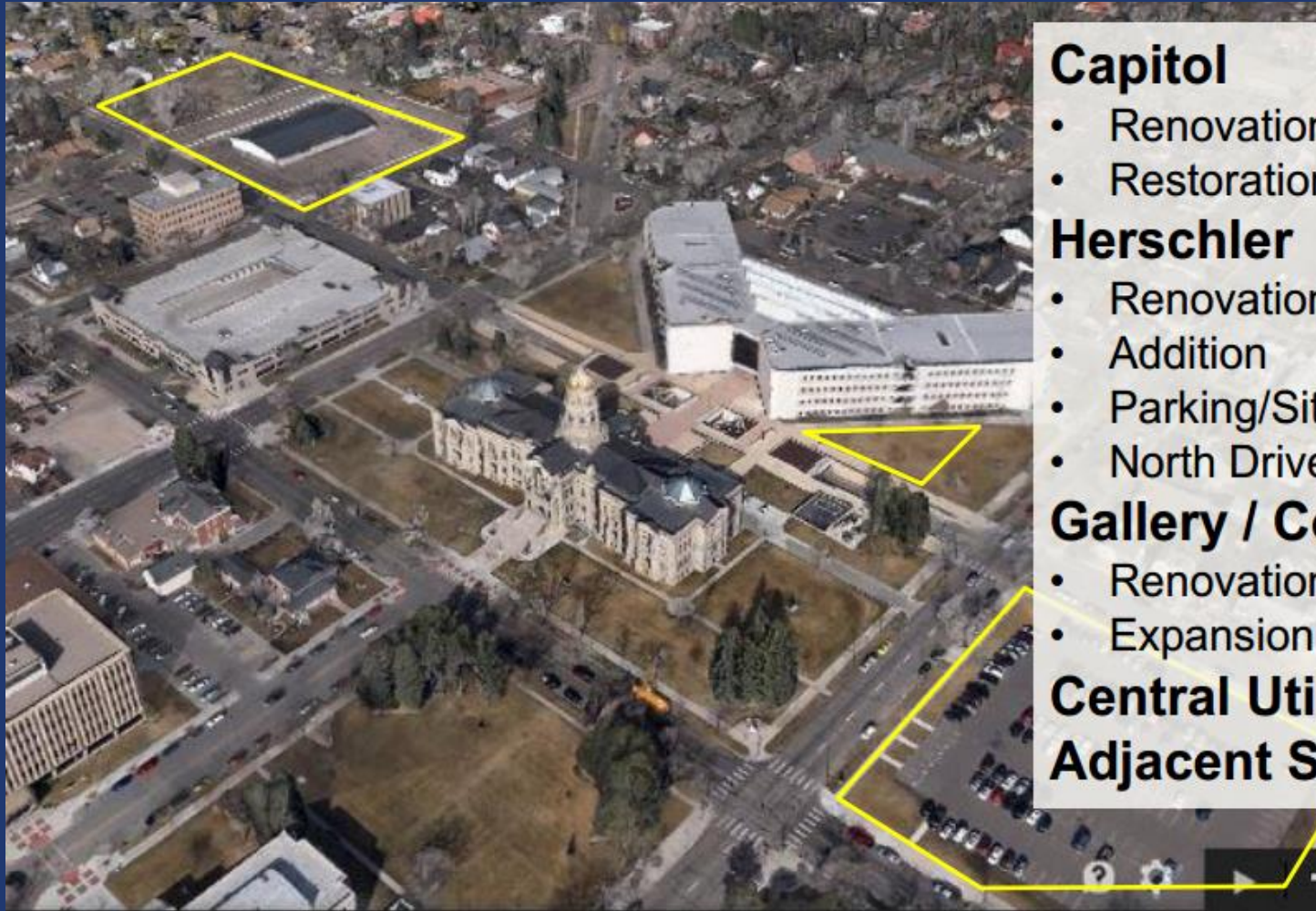


What are the Project Goals?

- 4. To improve safety and security for building occupants and visitors.**
- 5. To improve heating, cooling and ventilation systems and energy efficiency.**
- 6. To improve Capitol Complex parking and site amenities.**



Areas of Focus



Capitol

- Renovation
- Restoration

Herschler

- Renovation
- Addition
- Parking/Site
- North Drive

Gallery / Connector

- Renovation
- Expansion

Central Utility Plant Adjacent Sites



How Did We Get Here?

- **2003:** The Wyoming Legislature established the Capitol Restoration Account to begin saving money for the project.
- **2007:** Phase I of the Capitol Space Study was completed.
- **2008:** A study of the St. Mary's property was published for a new executive office building to be built east of the Capitol.
- **2008:** A Level I and II study was funded to infill the Herschler atrium to meet the State's growing space needs.
- **Budget reductions prevented both projects from occurring.**



How Did We Get Here?

- 2008: Phase II of the Capitol Space Study was completed.
- 2010: Pioneer Avenue Safeway property purchased by the State.
- 2012: Funds to renovate the old Safeway building were diverted to a different project in anticipation of a new state office building on the site.
- 2012: Level I & II design documents published for a new state office building on the old Safeway property. Level III design was shelved.



How Did We Get Here?

- **2012: Capitol Restoration Level I & II approved by the State Building Commission.**
- **2012: Capitol Restoration Design Team selected.**
- **2013: The Legislature created the Joint Legislative/ Executive Task Force on Capitol Rehabilitation and Restoration.**
- **2013: The Legislature approved enhanced Level I & Level II funding.**
- **2013: State Building Commission approved funding and inclusion of the Herschler Building to the project.**



How Did We Get Here?

- **2013: State Building Commission approves funding to continue Level III design of the Capitol Square Project.**
- **2014: The Legislature approves full project funding for Level III design and construction.**
- **July 2014: JE Dunn selected Construction Manager at Risk.**
- **End of 2014: Schematic design documents.**
- **January 2015 to August 2015: creation of design documents and publication and bid of construction documents**
- **Mid-2015: Moving and construction will begin pending approval of Oversight Group of Guaranteed Maximum Price.**



Capitol History & Preservation



Existing Decorative Border at Third Floor Corridor, ca. 1902



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Capitol History & Preservation



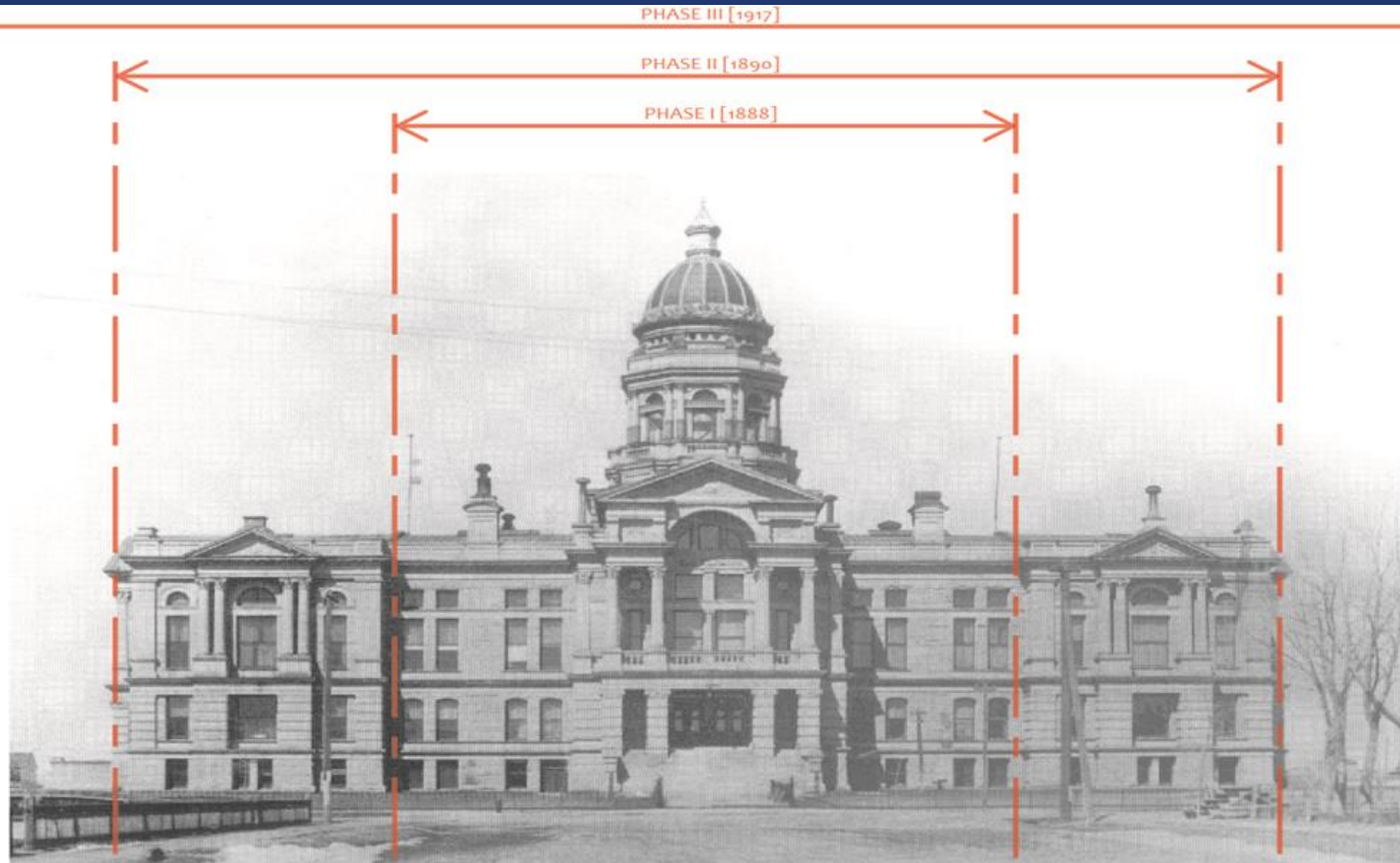
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Capitol Tidbit



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Capitol History & Preservation

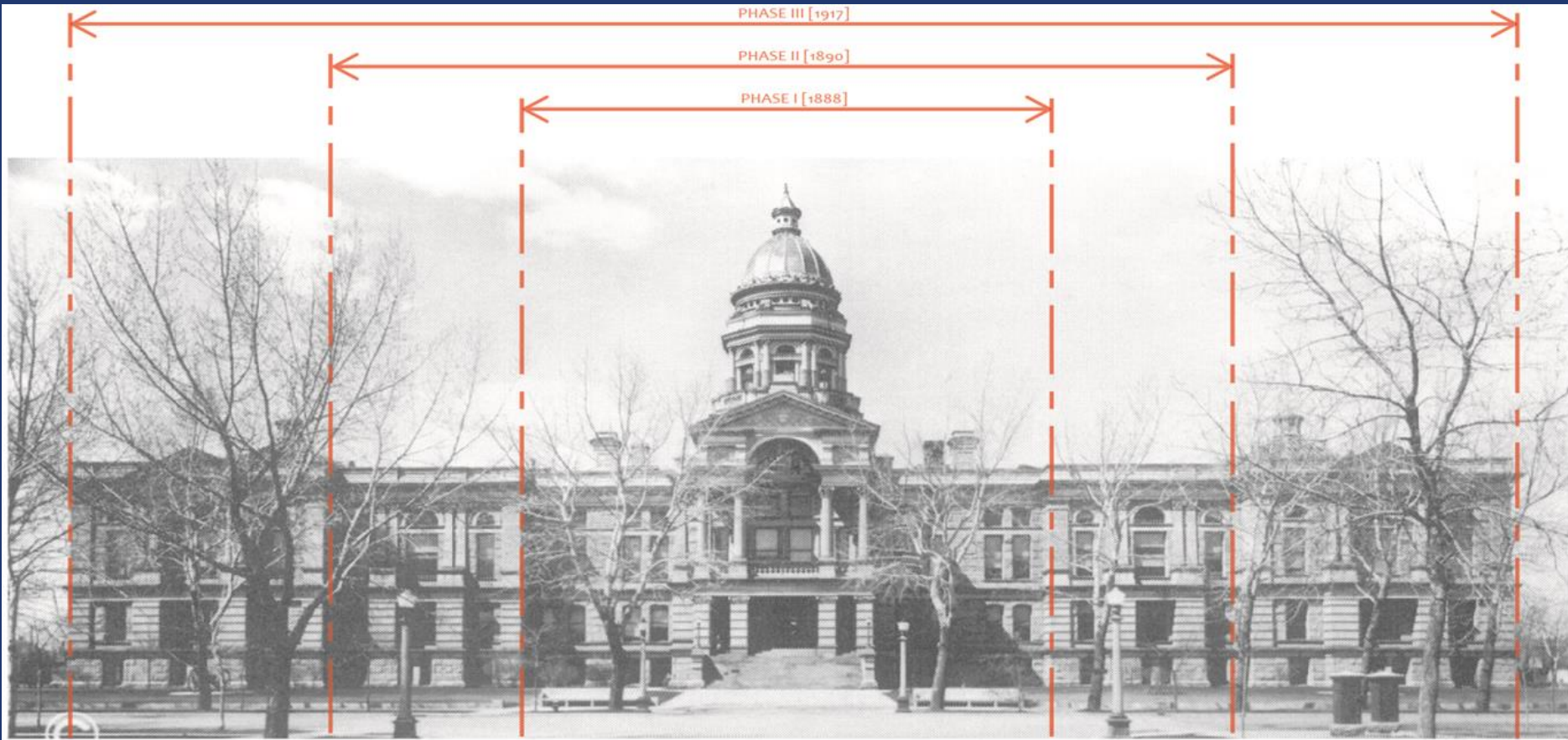


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Capitol History & Preservation



Capitol History & Preservation



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Capitol Needs & Solutions

Substantial Deferred Maintenance
and Advanced Deterioration



Comprehensive Repair and
Invasive Restoration

Substandard, Obsolete and Aging
Infrastructure



Complete Replacement of
Infrastructure

Life Safety and Risk Management



Full Coverage with Smoke
Detection, Fire Suppression and
Smoke Evacuation System

Code Compliance



Full Compliance with All Code
Requirements, including Building,
Mechanical, Electrical, and ADA

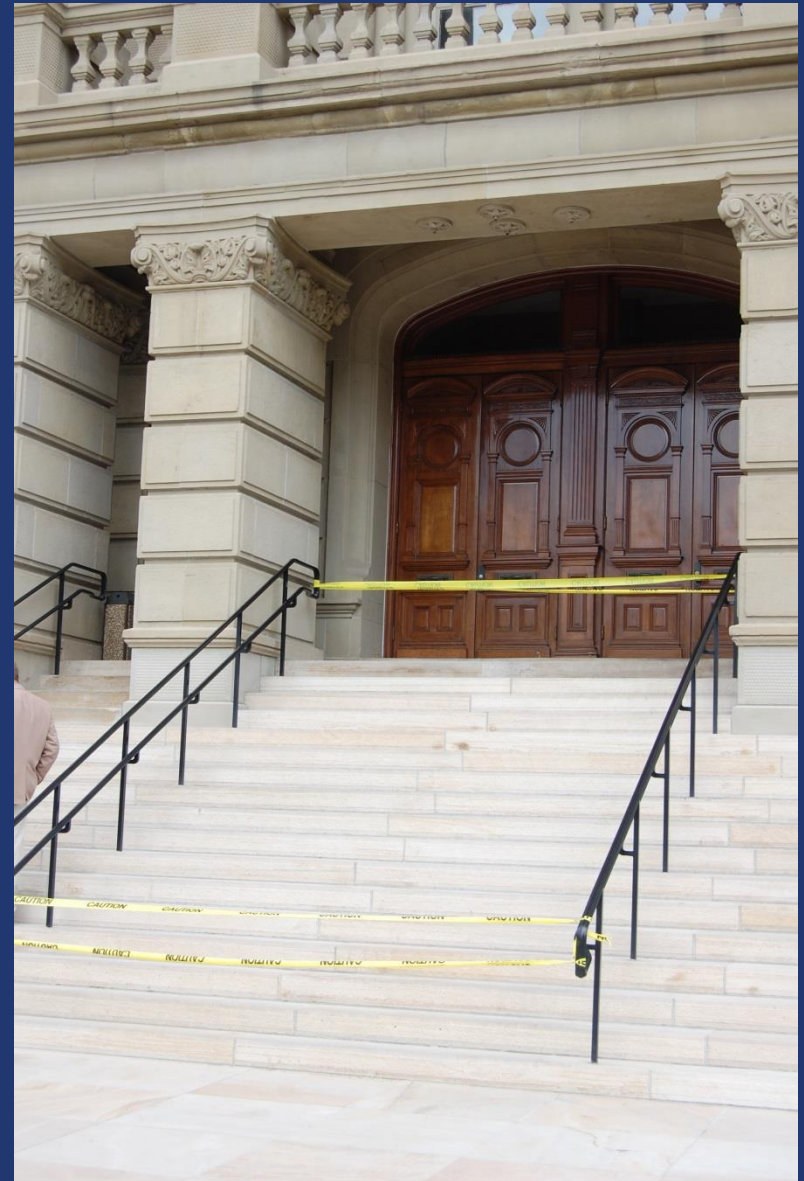


Capitol Needs & Solutions



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Advanced Deterioration



Advanced Deterioration



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Advanced Deterioration



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Advanced Deterioration



Aging Infrastructure



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Aging Infrastructure



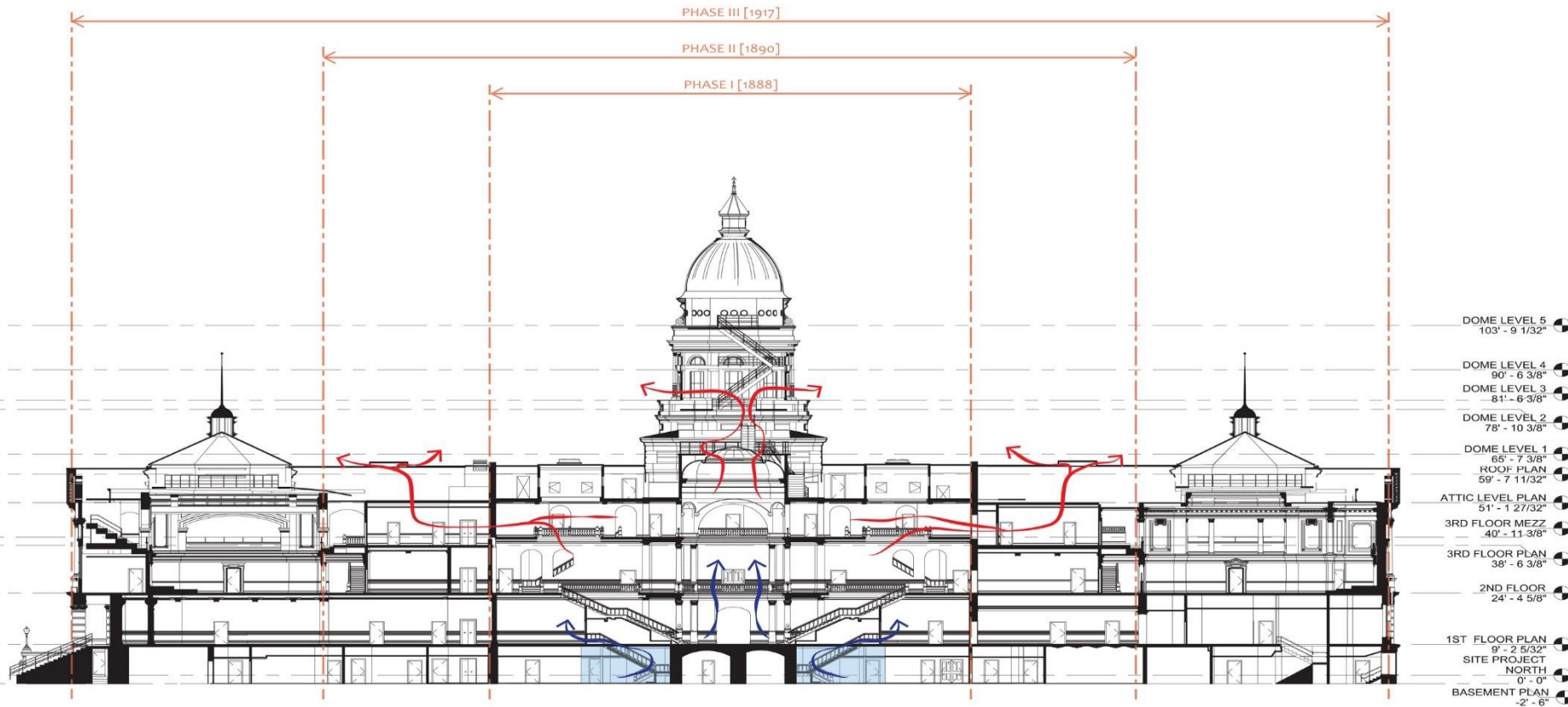
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Aging Infrastructure



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Life Safety Issues



SMOKE EXHAUST AIR

MAKE-UP AIR AT EIGHT
[8] WINDOW LOCATIONS



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Crowded Meeting Rooms



Crowded Meeting Rooms



Space Needs

- Currently there is 61,774 net usable square footage available in the Capitol.
- After the project is completed, there will be 50,022 net usable square footage.
- There is 89,480 net usable square footage of identified space needs.



Space Needs

Why does useable square footage decrease from 61,744 sf to 50,022 sf?

- **Additional public restrooms**
- **Elevators will be relocated**
- **Needed mechanical/building systems**
- **Additional stairwells**



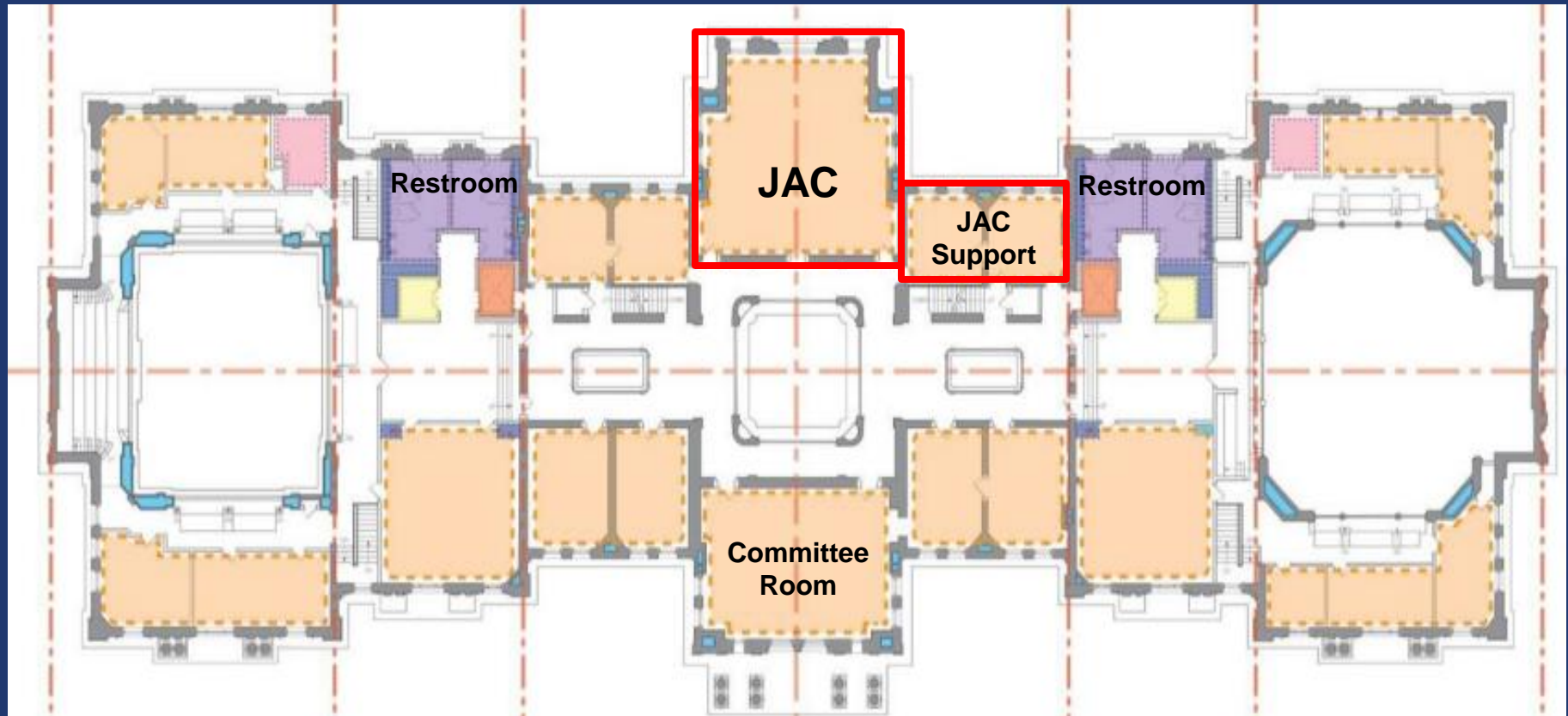
Space Needs

Why is there 89,480 square feet of need in this project?

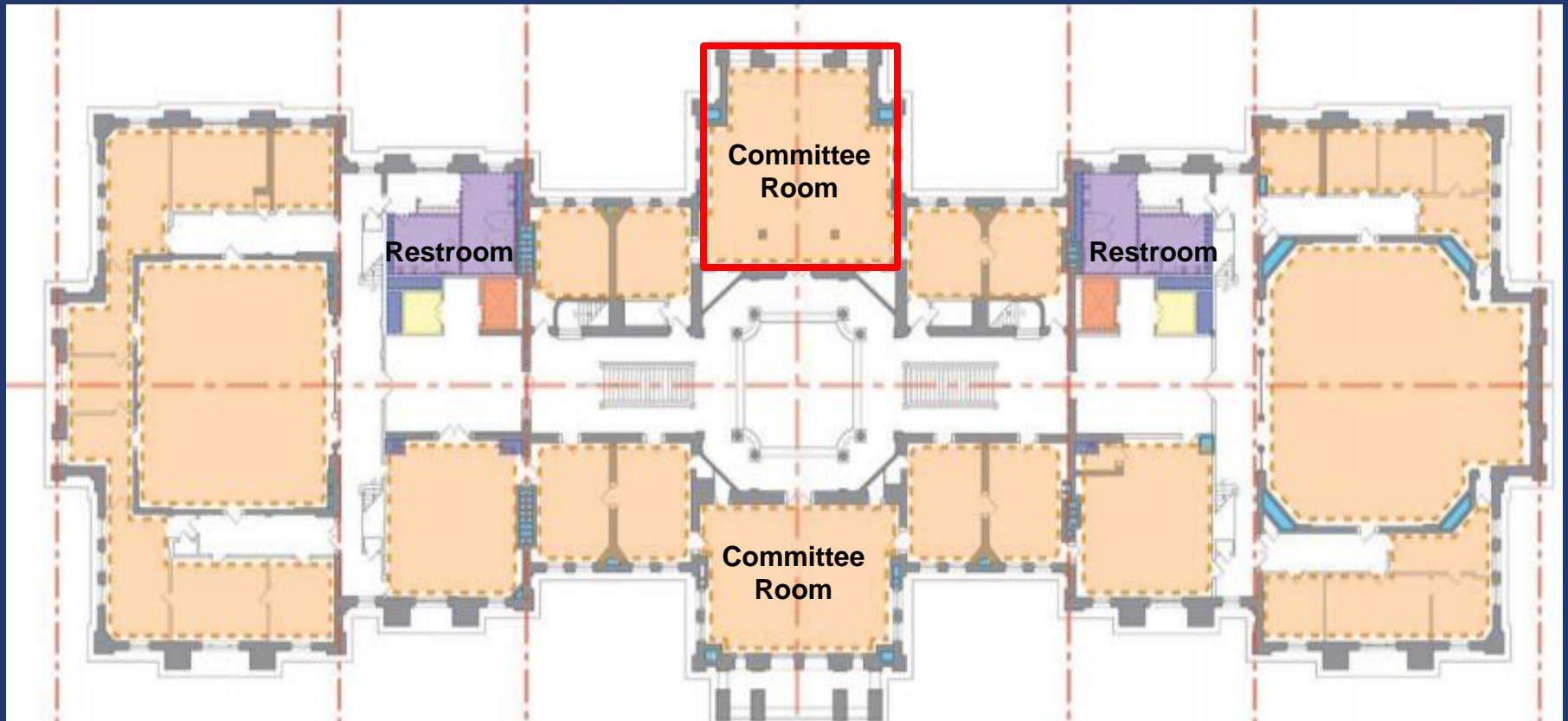
- **Larger committee rooms to better allow the public to participate in policymaking**
- **Reflects the square footage of all staff functions located in different buildings**
- **To “right size” functions that do not have adequate space**



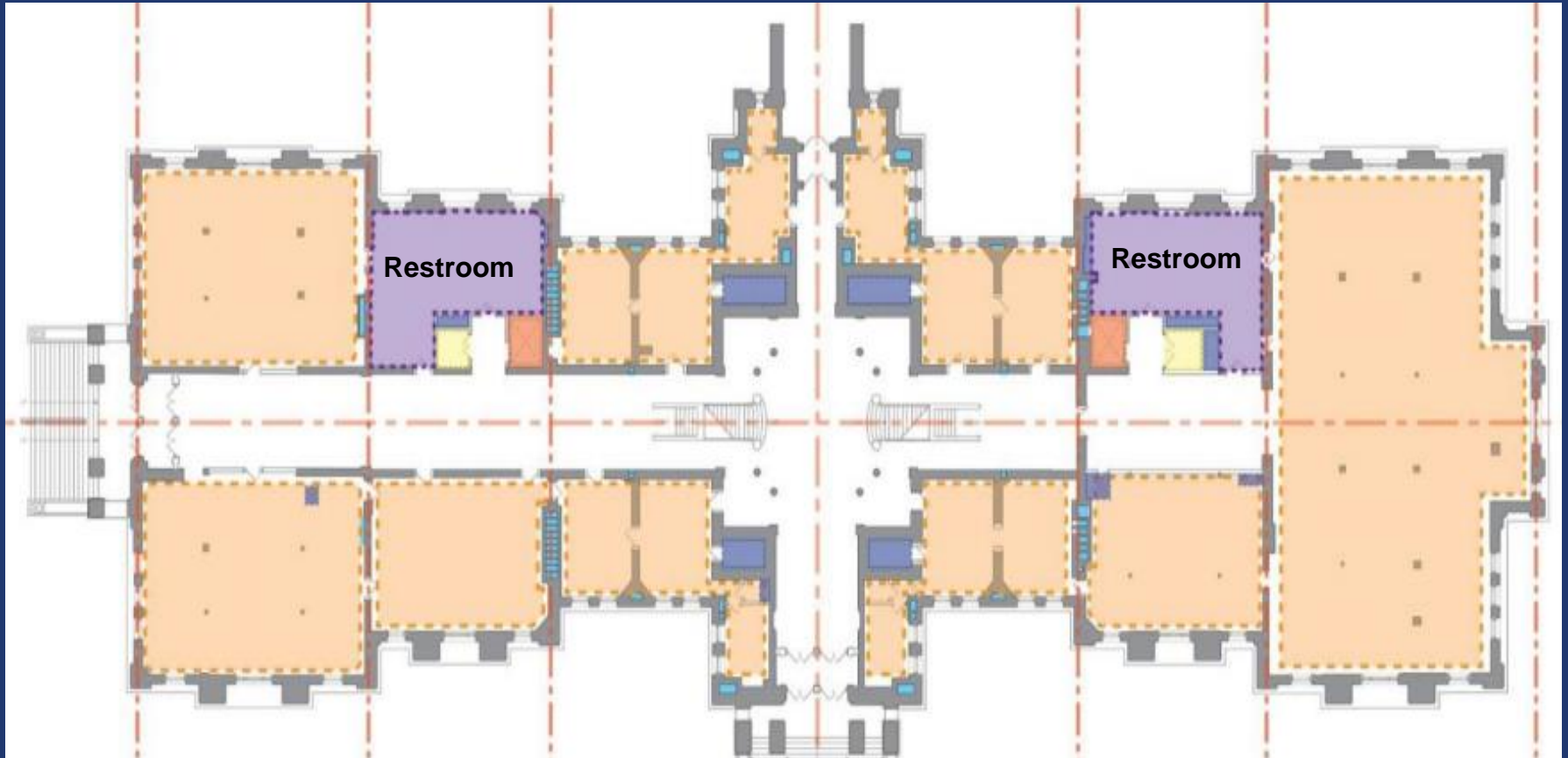
Capitol Third Floor



Capitol Second Level



Capitol First Floor



Capitol Lower Level



Capitol Tidbit

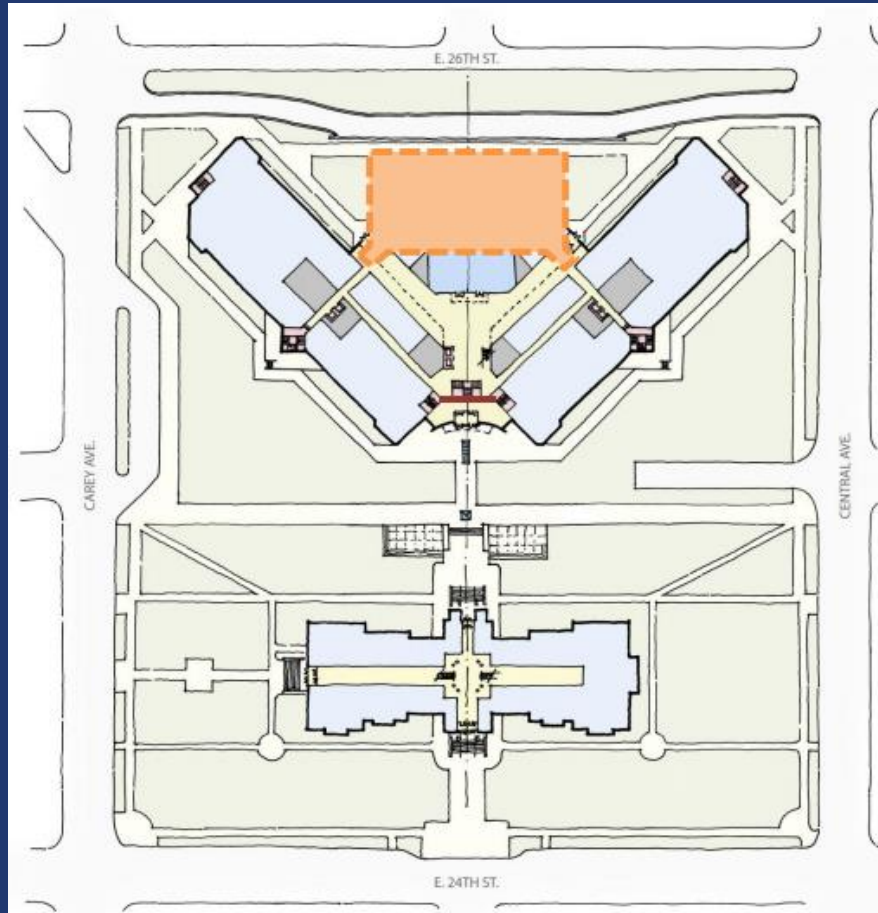


Why is the Herschler Building Part of Project?

- **Proximity to the Capitol**
- **Existing infrastructure for addition**
- **Most cost-effective solution**
- **Reduction in lease space**
- **Major maintenance long overdue**



Planned Addition



Infrastructure in place for an addition to the building

This addition will house the statewide elected officials in an Executive Office Building that will be befitting of the dignity of their offices

The addition and remodel of the existing space is cost-effective



Executive Office Addition

Herschler Addition Study -
North Aerial



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Reduction in Lease Space

- Cost to add 75,520 square foot addition to the Herschler Building = \$12,083,200
- Cost to continue leasing 75,520 square feet for 40 years = \$98,978,734
- Difference between lease and building costs = \$86,895,534 value to the State



Major Maintenance Necessary

**The Herschler Building is 30+ years old
and is need of necessary maintenance:**

- **Exterior Walls**
- **Window system**
- **Roof**
- **Tenant finish update**



Deferred Maintenance



Deferred Maintenance



Photo #5 Typical condition of the exterior joint sealants.



Photo #6 Typical condition of the exterior joint sealants. (Approx. 0.375 in. X 1.5 in.)

Deferred Maintenance



Photo #23 Representative view of inside the precast soffit. Typical surface rust on the steel bracing. Note the stain on the fireproofing.



Photo #24 Evidence of interior water intrusion.

Herschler Exterior

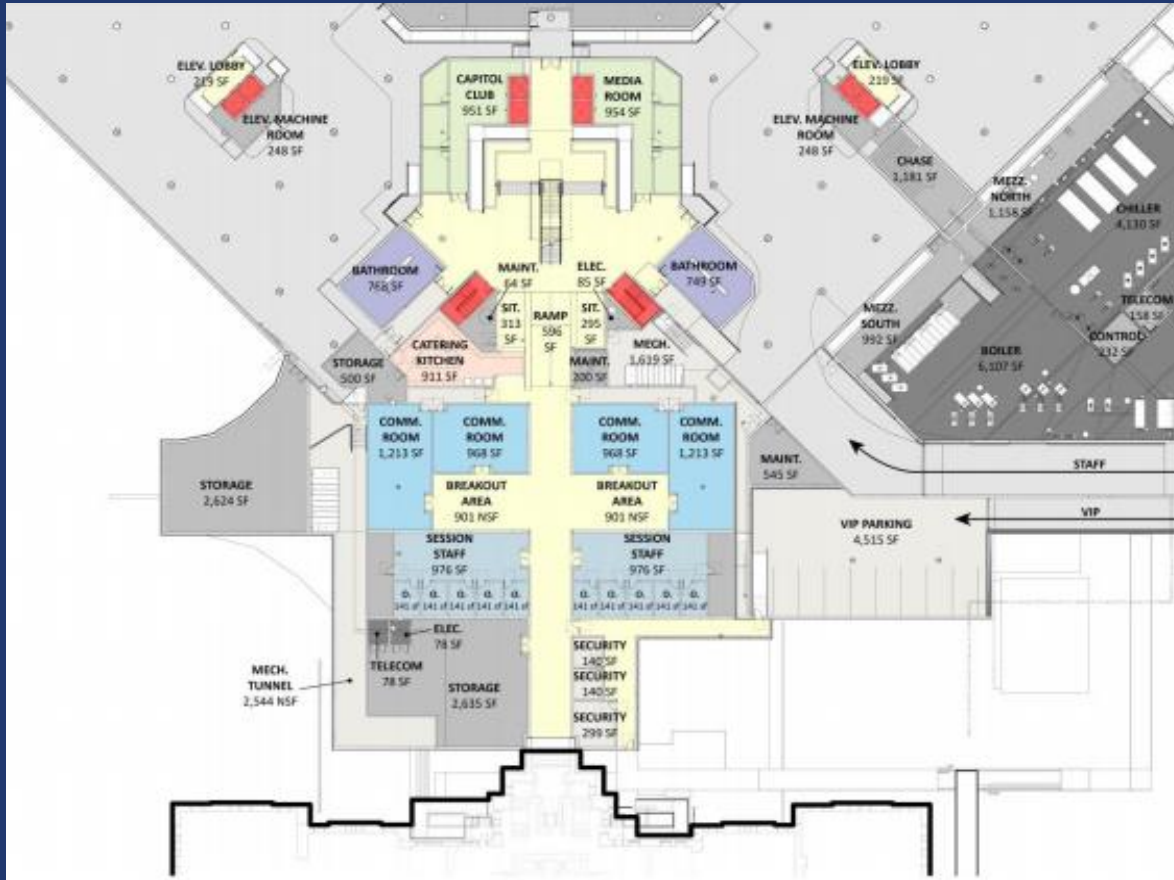


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Herschler Exterior



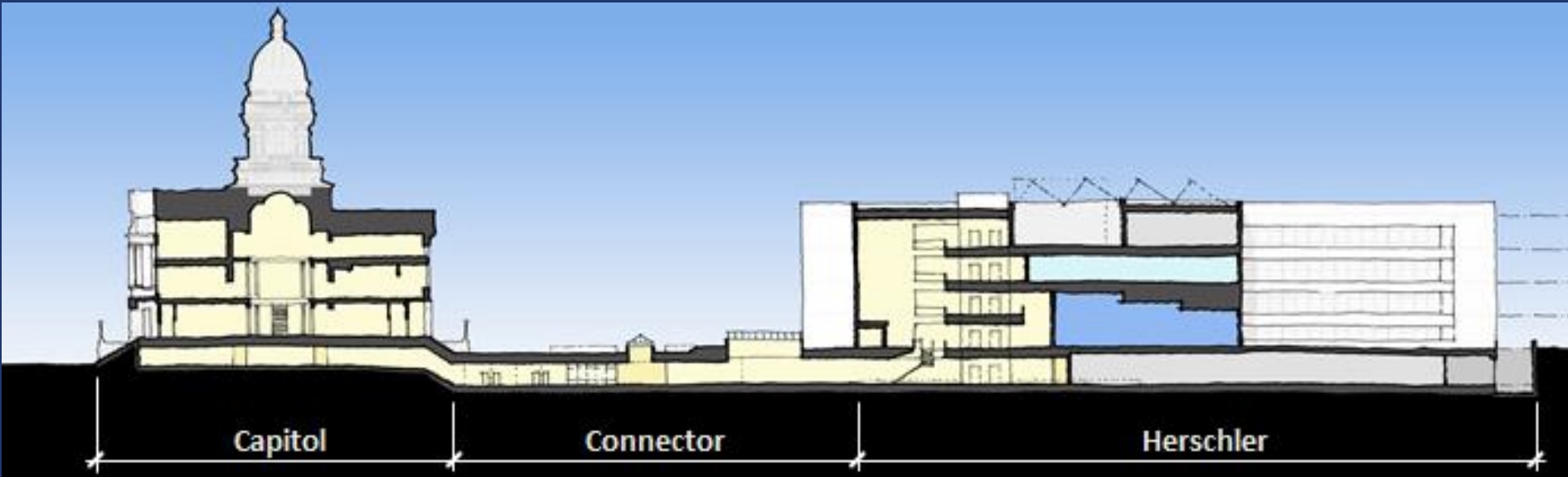
Why the Connector?



- Committee Rooms
- Additional Restrooms
- Media
- Capitol Club
- Security
- Storage



Why the Connector?



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Why the Connector?



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Capitol Tidbit



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2014 Project Authorization

Capitol	\$113M
Herschler	\$84M
Parking Sites	\$2M
Temporary Space	\$2M
Furniture, Fixtures & Equipment	\$8.5M
Fees	\$29.5M
Owner Contingency	<u>\$20M</u>
Total	\$259M

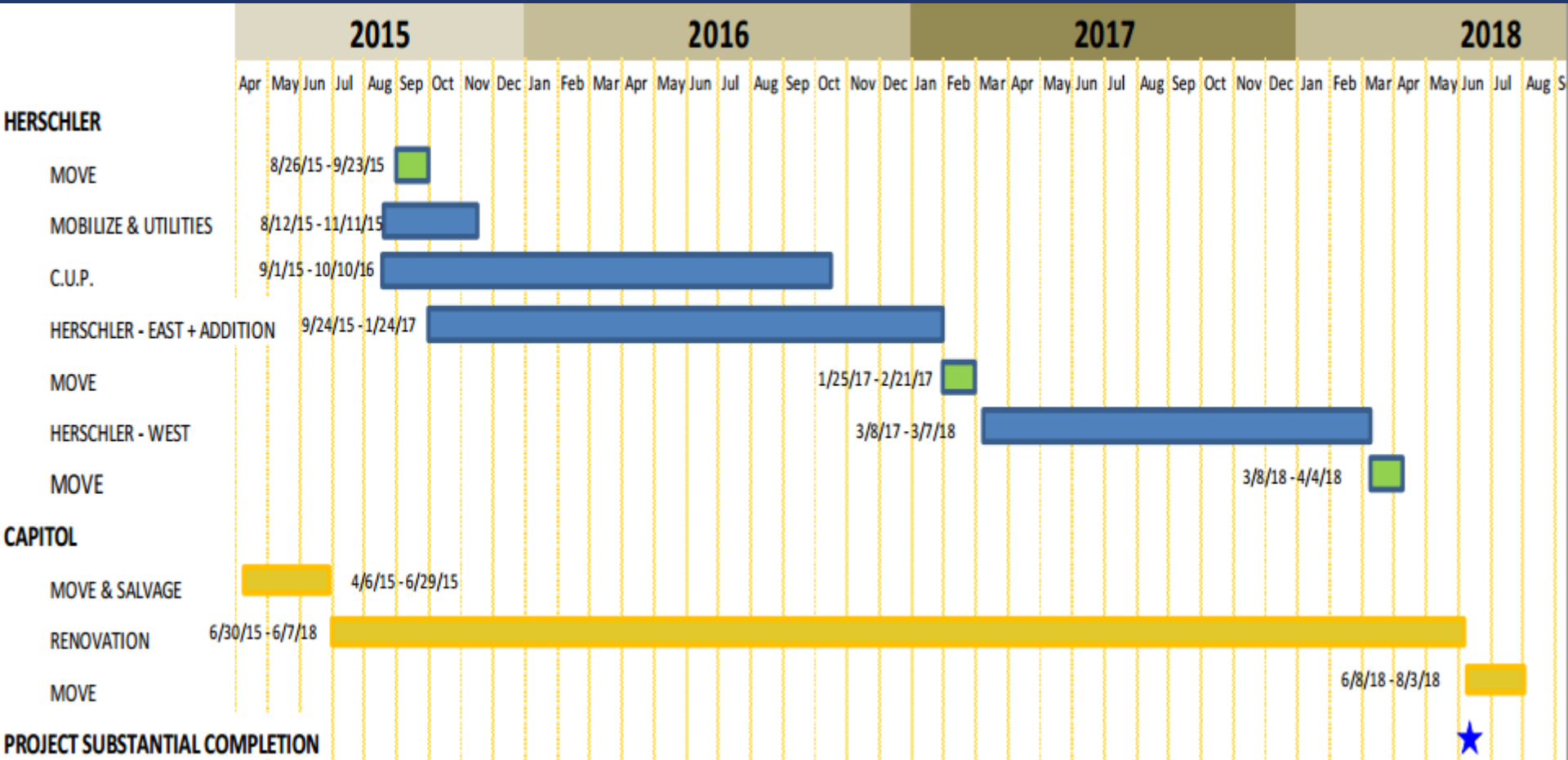


What's Next?

- **Level III design continues over the next several months.**
- **Then, the State will negotiate with the CMAR on the Guaranteed Maximum Price.**
- **Construction will then proceed subject to the Oversight Group's approval of the Guaranteed Maximum Price being within the project's budget.**



Proposed Schedule



Temporary Relocation

Level I & II Feasibility Studies

- **Capitol: 100% vacant for Construction**
- **Herschler: 10% vacant for Construction**

Level III Design

- **Capitol: 100% vacant for Construction**
- **Herschler: 50% vacant for Construction**



Temporary Relocation

- **Legislature: Jonah Financial Center
at 3001 E. Pershing Boulevard**
- **Governor and Attorney General:
Kendrick House and Idelman Mansion
located next to the Capitol**
- **Secretary of State, Treasurer, Auditor at
2020 Carey Avenue near the Governor**



**Questions?
Thank You!**



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